



# Town Council Agenda Report

**SUBJECT:** Presentation

**TITLE OF AGENDA ITEM:** Design Options for Pine Island Park

**REPORT IN BRIEF:** As requested by Council, we have met further with Mr. Procton and his representatives to review supplemental plans. We have concerns with their plans including safety and programming issues. Staff is still in consensus that the Town's compromise to the master plan, which was presented at the last Council Meeting is the best alternative.

**DISCUSSION:** This matter relates to the final design elements the Pine Island Park Sports Complex and our continuing efforts to address certain concerns and issues voiced by the residents in the Reflections Town homes. The original master plan design provided full scale 300 foot outfield limits in support of a diverse sports program serving all age groups in both soft and hard ball play. Recognizing the sensitivity of neighboring residential development the lighting design incorporates a high quality glare reduction directed lighting system to eliminate undesirable spill light beyond the play areas. Additionally, a four foot high landscape berm was developed along the residential boundary and planted with a double staggered row of 10 to 12 foot tall areca palms. The bermed perimeter is currently in place and provides a significant visual and physical buffer for those homes east of the Pine Island Canal.

Over the past month, we have worked together with the Reflections Community to explore a number of alternative design options which would seek to increase the physical separation between the residential and park activities desired by the residents.

Unfortunately, although many options were considered, we were unable to achieve changes acceptable to the residents which did not compromise the play field, programming opportunities or safety. Notwithstanding this initial position, we went forward with a reassessment of our program needs and feel confident in recommending a compromised proposal. The compromised option would reduce the field of play in the eastern most fields from 300 feet to 225 feet and reduce the north/south clear areas between fields from 100 feet to 75 feet. These changes would afford an additional 100 foot buffer to the residents, expanding the combined perimeter buffer to approximately 215 feet. Additionally, as a further enhancement, approximately twenty 8 to 10 foot tall oak trees would be planted 40 foot on center providing an attractive tree canopy.

As requested by Council, we have met further with Mr. Procton and his representatives and have had the opportunity to review additional plan options and proposals. Each of these plans attempted to consolidate available open spaces used to separate activities within the park in the interest of developing a substantial perimeter preserve area adjacent to the Reflections Community. Unfortunately, these options compromise design separations between vehicular use areas and those areas dedicated to sports activities and playground uses.

We have appreciated the opportunity to work with the residents on this project.

Although we are unable to achieve all of the elements of their proposals, we believe the compromised plan with two 225 foot fields, designed lighting and the additional tree buffer will enhance our partnership as a neighbor while supporting the recreational needs of the community.

**CONCURRENCES:** N/A

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Motion to approve the Pine Island master plan with the following revisions:

1. The two most eastern fields will be reduced from 300 foot fields to 225 foot fields.
2. The north/south runway will also be reduced from 100 feet to 75 feet.
3. Approximately twenty 8-10 foot tall laurel oak trees would be planted along the perimeter adjacent to the Reflections Community.

**Attachment(s):** none